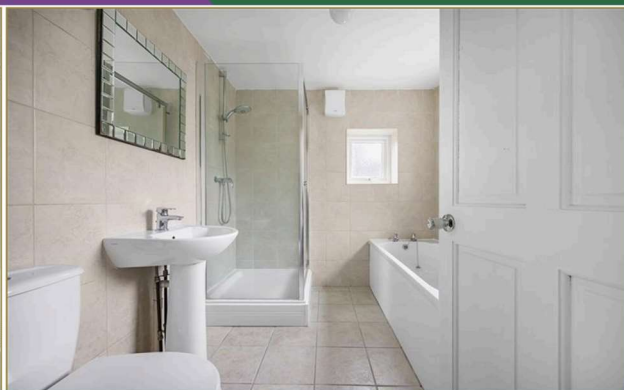


FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**KINGS ROAD,
CAVERSHAM, RG4 8DT
£1,495 pcm**

A three mid terrace ideally positioned for both Reading & Caversham centres, offering two receptions, modern kitchen and bathroom. Enclosed rear garden mainly laid to lawn. Unfurnished and available now

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

PLEASE NOTE

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £345.00 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1,725.00 (based on the advertised rent)

EPC Rating: E - Council Tax Band: C

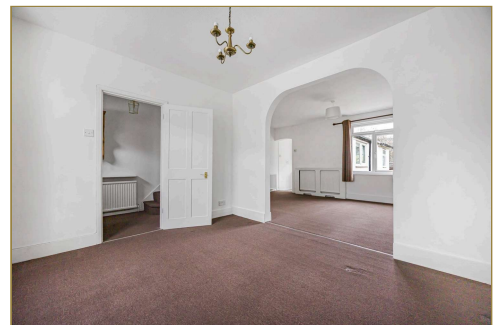
Please contact us for further information or visit our website

HALLWAY

With doors leading to:

**LOUNGE**

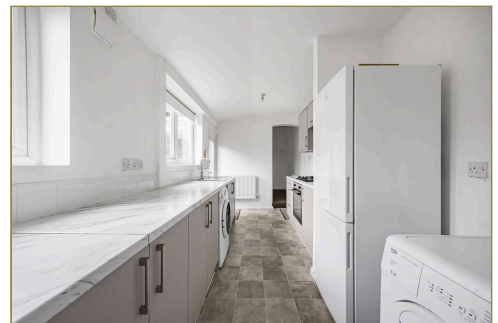
Front aspect bay window. Radiator

**DINING ROOM**

Rear aspect window. Access to kitchen. radiator.

**KITCHEN**

Brand new kitchen being installed with appliances including gas hob, electric oven, washing machine and fridge/freezer.

**BATHROOM**

Comprises low level wc, basin, bath and shower cubicle

BEDROOM ONE

Built in wardrobe, radiator, front aspect window



BEDROOM TWO

Rear aspect window, radiator



BEDROOM THREE

Radiator, rear aspect window



GARDEN

Mainly laid to lawn with patio area

PARKING

On road residents permit parking

COUNCIL TAX

Band C

PROCEDURE

To qualify financially for this property, a tenant must have a salary level either individually or combined that is not less than 30 times the monthly rent. The minimum required salary for this property is £44,850 per annum.

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

To view the full EPC for this property, you can access the national database with the following web address:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	47 E	
21-38	F		
1-20	G		

FLOORPLAN
For guidance only

